



## LOWER PAXTON TOWNSHIP

BRADLEY N. GOTSHALL,  
*Township Manager*

Department of Community Development  
Amanda Zerbe, *Manager*

LOWMAN S. HENRY, *Chairperson*  
ROBIN L. LINDSEY, *Vice-Chairperson*  
CHRIS JUDD  
NORMAN C. ZOUMAS  
PAUL W. NAVARRO

**MEMO TO: Board of Supervisors**

**FROM: Amanda Zerbe, Community Development Director**  
**Nick Gehret, Zoning Officer**

**DATE: January 17, 2023**

**SUBJECT: Preliminary/Final Land Development Plan for Sheetz Store #219**  
**Plan 22-20**  
**Time Extension: February 23, 2023**

**Plan Summary:**

The Preliminary/Final Land Development plan for the Sheetz Store #219 located at 2300 Colonial Road involves demolishing the existing 4,879 SQ FT Sheetz Convenience Store, including the removal of the existing gas pumps/canopies and underground storage tanks. The project proposes construction of a new 6,132 SQ FT Sheetz Convenience Store with new gas canopies and tanks. The existing parking lot paving and curbing will be replaced as well.

The site has a total area of 2.80 acres and is located within the (CN) Commercial Neighborhood Zoning District.

**Waiver Requests:**

1. [SWMO: 170-502.L] – The applicant is seeking a waiver of the requirement for design criteria for emergency spillway & anti-seep collars. Stating that the existing basin does not have a spillway and there are no known issues with the basin's performance. The plan proposes to reduce the stormwater volume contributing to the basin, while increasing the basin's storage volume.

We support this waiver request as the basin is being improved from its existing condition and there is no feasible location to provide an emergency spillway.

2. [SLDO: 180-404.C.4] - The applicant is requesting a waiver of the requirement to show all existing, natural features on the property and extending a minimum of 100 feet beyond the property's boundary. Applicant states that the project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. No natural features will be affected outside of the property boundary.

We support this waiver request based on the justification provided.

3. [SLDO: 180-404.C.5] – The applicant is requesting a waiver of the requirement to show all existing and man-made structures on the property and extending a minimum of 100 feet beyond the property's boundary. Applicant states that the project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. There will be no changes to the topography or drainageways to areas outside of the property boundary.

We support this waiver request based on the justification provided.

4. [SLDO: 180-404.C.8] – The applicant is requesting a waiver of the requirement to show all existing contours on the property and extending a minimum of 100 feet beyond the property's boundary. Applicant states that the project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. There will be no changes to the topography or drainageways to areas outside of the property boundary.

We support this waiver request based on the justification provided.

5. [SLDO: 180-404.E.6] – The applicant is requesting a waiver of the requirement to provide a wetland delineation report. Applicant states that the existing wetlands are shown on the plan as recorded from the original land development plan. No work will be performed within the existing wetlands.

We support this waiver request.

6. [SLDO: 180-508.A.1] – The applicant is requesting a waiver of the requirement to provide sidewalks along the side of all exterior streets upon which the subdivision or land development fronts. Applicant states that sidewalks are not proposed along Linglestown Road due to future widening improvements being proposed at the intersection.

We support this waiver request based on the justification provided.

7. [SLDO: 180-515.C.1] – The applicant is seeking a waiver of the requirement that in any parking lot containing 30 or more parking spaces (excluding a parking garage), 5% of the total area of the parking lot shall be devoted to interior landscaping.

We support this waiver request as the applicant has met the intent of the Ordinance.

8. [SLDO: 180-515.D.1] – The applicant is requesting a waiver of the requirement to provide landscaping along building foundations and entrance points.

We support this waiver request as the applicant has met the intent of the Ordinance.

9. [SLDO: 180-515.D.5] – The applicant is requesting a waiver of the requirement to provide an additional vegetated screening around the perimeter of the dumpster area.

We support this waiver request as the applicant has met the intent of the Ordinance.

**Administrative Comments:**

1. A sign permit shall be required for all signage. [ZO: 203-701]
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308. [SLDO: 180-404.E.16]
3. The applicant shall pay all required fees prior to recording the plan. [SLDO: 180-1105]

**General Comments:**

1. The plan has been reviewed by the Traffic Safety Unit, Township Fire Marshall, SCEMS, and the Public Safety Director. Comments by the Traffic Safety Unit must be addressed.
2. Plan approval shall be subject to addressing all 7 comments of Lower Paxton Township Authority as stated in the memo dated January 6, 2023, from Melissa Smith, GHD.
3. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
4. Plan approval shall be subject to addressing all 31 comments as stated in the memo dated December 22, 2022, from Jason Hinz, HRG.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with two recorded copies.

425 PRINCE STREET, HARRISBURG,  
PA 17109  
717-657-5600 / FAX 717-724-8311  
[www.lowerpaxton-pa.gov](http://www.lowerpaxton-pa.gov)





Herbert, Rowland & Grubic, Inc.  
Engineering & Related Services  
AN EMPLOYEE-OWNED COMPANY

369 East Park Drive  
Harrisburg, PA 17111  
717.564.1121  
www.hrg-inc.com

## LAND DEVELOPMENT REVIEW LETTER #3

Lower Paxton Township  
Attn: Amanda Zerbe, Zoning Officer

Sheetz Store #219 – Linglestown Road

DECEMBER 22, 2022

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Waiver Request Letter	December 2, 2022	---
Plan Sheets 1-25 of 25	September 7, 2022	December 14, 2022
Stormwater Management Narrative and Calculations	September 7, 2022	December 14, 2022

The applicant has submitted the following requests for relief:

#	Requested Waiver(s):	Ordinance Section:
1	Design Criteria for Emergency Spillway	SWMO 170-502.L
2	Natural Features within 100 Feet of Property Boundary	SALDO 180-404.C.4
3	Manmade Features within 100 Feet of Property Boundary	SALDO 180-404.C.5
4	Existing Contours within 100 Feet of Property Boundary	SALDO 180-404.C.8
5	Wetland Delineation Report	SALDO 180-404.E.6
6	Sidewalks Along Linglestown Road	SALDO 180-508
7	Required 5 Percent Interior Parking Lot Landscaping	SALDO 180-515.C.1
8	Landscaping Along Building Foundations & Entrance Points	SALDO 180-515.D.1
9	Vegetated Screening of Dumpster Area	SALDO 180-515.D.5

We offer the following comments:

### Waivers, Deferrals, and Modifications

#### WAIVERS

- Summary of applicant's relief request: SWMO 170-502.L – Applicant states the existing basin does not have a spillway and there are no known issues with the basin's performance. The plan proposes to reduce the stormwater volume contributing to the basin, while increasing the basin's storage volume.

HRG recommends ☐ **Approval**; ☒ **Approval and Modification**; ☐ **Denial** of this request.

We support this waiver request as the basin is being improved from its existing condition and there is no feasible location to provide an emergency spillway. In addition, the existing outfall pipe will be utilized so there would be no need to provide new anti-seep collars. However, the waiver reference should be updated to the specific subsections 170-502.L.1 & 170-502.L.7.

2. Summary of applicant's relief request: SALDO 180-404.C.4 – Applicant states that the project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. No natural features will be affected outside of the property boundary.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request.

We support this waiver request based on the justification provided.

3. Summary of applicant's relief request: SALDO 180-404.C.5 – Applicant states that the project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. No man-made features will be affected outside of the property boundary.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request.

We support this waiver request based on the justification provided.

4. Summary of applicant's relief request: SALDO 180-404.C.8 – Applicant states that the project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. There will be no changes to the topography or drainageways to areas outside of the property boundary.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request.

We support this waiver request based on the justification provided.

5. Summary of applicant's relief request: SALDO 180-404.E.6 – Applicant states that the existing wetlands are shown on the plan as recorded from the original land development plan. No work will be performed within the existing wetlands.

HRG recommends ☐ **Approval**; ☐ **Approval and Modification**; ☒ **Denial** of this request.

We do not support this waiver request and recommend that the delineation and associated report be updated as wetlands can change over time.

6. Summary of applicant's relief request: SALDO 180-508 – Applicant states that sidewalks are not proposed along Linglestown Road due to future widening improvements being proposed at the intersection.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request. We support this waiver request based on the justification provided.

7. Summary of applicant's relief request: SALDO 180-515.C.1– Applicant states that the site does not allow for extensive interior landscaping and is proposing additional planting/landscape areas along the perimeter of the parking area.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request. We support this waiver request as the applicant has met the intent of the Ordinance.

8. Summary of applicant's relief request: SALDO 180-515.D.1– Applicant states that additional landscaping at the building foundation and entrance point would create an obstacle for ingress/egress to the building and is proposing additional planting/landscape areas along the perimeter of the parking area.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request. We support this waiver request as the applicant has met the intent of the Ordinance.



9. Summary of applicant's relief request: SALDO 180-515.D.5- Applicant states that the internal area of the site does not allow for additional vegetated screening of the dumpster pad and is proposing a decorative block wall with a gate, similar to its existing condition.

HRG recommends ☒ **Approval**; ☐ **Approval and Modification**; ☐ **Denial** of this request. We support this waiver request as the applicant has met the intent of the Ordinance.

### Subdivision and Land Development - Chapter 180

1. The applicant may be requested to dedicate additional right of way along Linglestown Road in support of a recent regional corridor study performed along S.R. 039 [180-503.A.9].\*

### Stormwater Management – Chapter 170

1. The scale on the provided drainage area maps does not appear to be accurate. The full-size scalable drainage area maps that were claimed to be included in the resubmission could not be located. Please reconcile [170-602.B.1.d & 170-602.B.2.d].\*
2. The profile label for inlet I-4 appears to be duplicated on Sheet 8. The overlapping text related to I-4 on Profile I-5 to EW-1 on Sheet 8 has not been corrected. Please reconcile [170-602.B.1.o & 170-602.B.2.f].\*

### Administrative Items to be Completed Prior to/Upon Plan Approval

1. The applicant shall provide all required signatures and seals.
2. A Zoning Permit shall be required for the plan (203-103.A.2).
3. A Certificate of Occupancy shall be required for the plan (203-103.A.3).
4. As the proposed earth disturbance associated with the plan exceeds 5,000 S.F., the Erosion and Sediment Pollution Control Plan shall be submitted to the Dauphin County Conservation District for review. Once received, provide copies of the Erosion and Sediment Pollution Control Plan adequacy letter from the Dauphin County Conservation District and approved Erosion and Sediment Pollution Control Plans (203-501.B & 170-602.C.3&4).
5. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval (203-701).
6. Provide a financial security estimate in accordance with this section (170-301).
7. The applicant shall pay all required fees [180.306].
8. Upon recording, the applicant shall provide a copy of the plan in the digital format required [180-308].
9. Certification of ownership shall be signed by the property owner(s) verifying ownership and acceptance of the plan [180-404.E.1].
10. Provide evidence that either approval of the DEP Sewage Facilities Planning Module or similar documentation has been granted by DEP or that such approval is not required (180-404.E.5).
11. Provide all signatures prior to final approval of the plan (180-404.E.1).

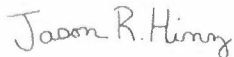
12. Provide evidence of receipt of all required outside agency permits and/or approvals required for the project (i.e., DEP, United States Army Corps of Engineers, Dauphin County Conservation District, utility companies, etc.) [180-404.E.10].
13. Provide a report from the Lower Paxton Township Authority indicating the proposed design has been reviewed and approved (180-404.E.11).
14. Provide evidence from the water supply utility of ability to serve the land development and approval of the proposed water supply system design (180-404.E.12).
15. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in amount approved by the Township Engineer (180-404.E.13).
16. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308 (180-404.E.16).
17. The plan shall be reviewed by the Township Fire Marshall for any necessary fire lanes, building connections, fire hydrant locations and specifications, etc. (180-404.C.19).
18. The Landscaping Plan shall be sealed by a Registered Landscape Architect (180-515.G.1).
19. Provide evidence of approval of the proposed street tree species from the Township Shade Tree Commission (203-803.D. & 180-515.E.2.i).
20. Design information and calculations for the proposed gabion wall shall be submitted for review and approved prior to the issuance of building permits. Add a note to the plan stating such [180-519.B].
21. In the event that the plan proposes the extension of sewer service into the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient to meet the rules and regulations and other technical requirements of the Authority and that the Authority has the capacity and ability to serve the project in accordance with their rules and regulations. [180-404-E-11].
22. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority, or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment letter or agreement to serve the project in question, whichever is appropriate, shall be acceptable. [180-404-E-12].
23. As-built plans are required following completion of improvements [180-808].
24. If applicable or required by the Board of Supervisors, an appropriately executed Developer's Agreement which sets forth the responsibilities of all parties regarding certain aspects of the subdivision or land development such as the phasing or deferral of improvements; maintenance of facilities; the design, installation and inspection of any required on-site improvements or voluntary off-site improvements; the contribution to any future infrastructure improvements, or the like. [180-404-E-14].
25. The applicant shall pay all required fees prior to recording the plan (180-1105).

26. The applicant shall submit a signed Operations and Maintenance (O&M) Agreement from Appendix A (170-602.C.1).
27. The applicant shall provide verification that the Post Construction Stormwater Management Plan and O&M Agreement have been recorded within 30 days following plan approval (170-1203.A).
28. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan. (170-901).

*\* - Indicates comments not addressed from previous memorandums*

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly supplied or revised information as provided by the applicant or their representative(s).*

HERBERT, ROWLAND & GRUBIC, INC.



Jason R. Hinz, P.E.  
Group Manager | Civil

JRH/JW/ILU/JMW/LB

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c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)  
Randy Allen (rallen@lowerpaxton-pa.gov)  
Nick Gehret (ngehret@lowerpaxton-pa.gov)  
Travis D'Amico, P.E. (tdamico@blcompanies.com)



December 2, 2022

Mr. Nicholas Gehret  
Planning and Zoning Officer/Codes Enforcement Officer  
Lower Paxton Township  
425 Prince Street  
Harrisburg, PA 17109

Re: Proposed Sheetz Store #219 – Rebuild  
Waiver Requests  
BL Project No. 2102227

Dear Mr. Gotshall:

In conjunction with the above-referenced project, the Applicant respectfully requests consideration of the following waivers from the requirements of the following sections of the Lower Paxton Township Subdivision & Land Development Ordinance and Stormwater Ordinance.

1. **§180-404.C.4 – Natural Features within 100 Feet of Property Boundary**  
This project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. No natural features will be affected outside of the property boundary.
2. **§180-404.C.5 – Man-Made Features within 100 Feet of Property Boundary**  
This project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. No man-made features will be affected outside of the property boundary.
3. **§180-404.C.8 – Existing Contours within 100 Feet of Property Boundary**  
This project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. There will be no changes to the topography or drainageways to areas outside of the property boundary.
4. **§180-404.E.6 – Wetland Delineation Report**  
The wetlands are shown on the plan per record Plan Book G-6 Page 42. No work will be performed within these areas below the retaining wall.
5. **§180-508 – Sidewalks along Linglestown Road**  
Sidewalk is not proposed along Linglestown Road (SR 0039) due to future improvements (widening) being proposed at the intersection.
6. **§180-515.C.1 – 5 Percent Interior Parking Lot Landscaping**  
Due to the site being a rebuild and the use being a Gas Station, which is an existing legal non-conforming use of record. The use does not necessarily align with the landscape requirements of other permitted uses within the zoning district. Therefore, the site/use does not allow for extensive interior landscaping. In lieu, additional planting /landscape areas have been added to the perimeter of the parking area.
7. **§180-515.D.1 – Landscaping along Building Foundations & Entrance Points**  
Due to the site being a rebuild and the use being a Gas Station, which is an existing legal non-conforming use of record. The use does not necessarily align with the landscape requirements of other

permitted uses within the zoning district. Additional landscaping at building foundation and entrance point would create an obstacle for ingress/egress to the building. In lieu, additional planting /landscape areas have been added to the perimeter of the parking area.

**8. §180-515.D.5 – Vegetated Screening of Dumpster Area**

This project involves the rebuild of an existing convenience store within the same footprint as the existing store and parking area. The internal area of the site does not allow for additional vegetated screening of the dumpster pad. In lieu, a decorative block wall with gate is proposed to screen the dumpster area in a manner similar to the existing condition.

**9. §170-502.L - Design Criteria for Emergency Spillway & Anti-Seep Collars**

The basin in the existing condition does not have a spillway and there are no known issues with the basin's performance. This plan proposes to reduce the stormwater volume contributing to the basin, while increasing the basin's storage volume. The 100-year water surface elevation was modeled to be approximately 1.0' below the lowest adjacent grade, therefore a spillway should not be warranted. The basin will utilize the existing outfall pipe, therefore additional anti-seep collars should be required.

We respectfully request these waivers be included in the agenda of the December 7, 2022, Planning Commission meeting. If you should have any questions or require any additional information regarding these requests, please do not hesitate to contact me by phone at 703-909-3489 or by email at [tdamico@blcompanies.com](mailto:tdamico@blcompanies.com).

Sincerely,

**BL COMPANIES**



Travis D'Amico, PE  
Regional Manager

cc: Mr. Brian Soyka, P.E., Sheetz, Inc.

**LOWER PAXTON TOWNSHIP  
APPLICATION FOR PLAN APPROVAL**

**Title of Plan:** Sheetz Store #219 Rebuild

**Name of Applicant:** Mr. Brian Soyka, P.E.

**Phone:** 814-947-5354

**Address:** 5700 Sixth Avenue, Altoona, PA 16602

**Name of Developer:** Sheetz, Inc.

**Name of Engineer/Surveyor:** BL Companies

**Phone:** 703-909-3489

**Address:** 2601 Market Place, Suite 350, Harrisburg, PA 17110

**PLAN CLASSICATION:**

Subdivision

Resubdivision

**Development**

Other

**TYPE OF APPROVAL REQUESTED:**

Preliminary

Final

**Preliminary/Final**

Prelim./Final Land Dev. Plan

**Previous Plan(s):** for Proposed Sheetz Store

**Recorder's Office Reference:** D.B.V. 2517 PG 624

**Total Tract Area:** 2.80 acres

**Number of Lots/Units:** 1 Lot

**Zoning District:** CN

**Density Overall:** N/A

**Proposed Water Supply:** Public

**Linear Feet of New Street:** N/A

**Proposed Sewage Disposal:** Public

**Linear Feet of New Storm Sewer:** 259 Feet

**Recreation:**

Land Dedication

Area \_\_\_\_\_

**Fee-in-Lieu**

Amount TBD

**Exempt**

Date Paid \_\_\_\_\_

**Improvements**

**N Full Street**

Partial Street

**Water Lines**

**Storm Sewer**

**Required:**

**Sanitary Sewer**

Sidewalk

**Signs**


**Curbing**

Other

**Are any waivers of requirements being requested?** If so; list the specific section of ordinance from which relief is requested and justification for the waiver. Yes, please refer to the attached waiver request letter for relief and justification of ordinance requirements.

**Have any variances been granted to allow this development?** No

I hereby certify the planning submission represented by this application is complete and is prepared in conformance with all of the applicable Lower Paxton Township Ordinances.

  
Signature (Must be Property Owner or Authorized Agent)

9-7-22  
Date

**NOTE:** All plans and related information must be submitted to the Township during normal business hours no less than **twenty-eight (28) days** prior to the regularly scheduled Planning Commission meeting; which is the **First Wednesday** of each month.

Articles 3 of the Codified Ordinances of Lower Paxton Township list the required information for a complete submission. Failure to submit complete and truthful data may result in refusal to process applications for planning approval.

**FILING FEE SCHEDULE**

**Subdivision Plans:**

Preliminary: \$300 plus \$38.50 per Lot.

Final: \$315 plus \$20.00 per Lot

Pre/Final: \$525 plus \$30.00 per Lot

**Land Development Plans**

Preliminary: \$315 plus \$35 per Acre

Final: \$315 plus \$35 per Acre

Pre/Final: \$525 plus \$50 per Acre

# Dauphin County Planning Commission

## Application for Plan Review

**PLEASE COMPLETE THE ENTIRE APPLICATION FORM**

Municipality: Lower Paxton Township				Plat Title: Lands of Steven G. Sheetz			
Surveyor: BL Companies				Engineer: BL Companies			
Email: bcappelli@blcompanies.com Phone: 234-294-6347				Email: tdamico@blcompanies.com Phone: 703-909-3489			
Plan Classification: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Combined				<input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input checked="" type="checkbox"/> P/F <input type="checkbox"/> Minor			
<b>Digital Plan Submitted (email or other):</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Owner/Developer Sheetz, Inc. Phone: 814-947-5354				Email: bsoyka@sheetz.com			
Address 2300 Colonial Road, Harrisburg, PA 17112							
Total Tract Area: 2.80 acres				Subdivided Area: (Subdivision) <b>Parcel No. 35-009-186-000-0000</b>			
Building(s) Footprint 6,132 SF Sq. Footage (Land Development)				Developed Area: (Land Development)			
Existing # of Lots: 1		Proposed # of Lots: 1		Proposed # of New Dwelling Units: 0			
Existing Sewerage	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> On-Lot	<input type="checkbox"/> None	Proposed Sewerage	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> On-Lot	<input type="checkbox"/> None
Existing Water	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> None	Proposed Water	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> None
Zoning District: CN Neighborhood Commercial							
Existing Land Use: Commercial				Proposed Land Use: Commercial			
Are any zoning variances/subdivision waivers requested? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
List variances/waivers requested: Waiver for Section 180-303 - Preliminary Subdivision or Land Development Application Waiver for Section 170-303 - Volume Controls Waiver for Section 170-502(L) - Design Criteria for Spillway							
Purpose of the Plan: The purpose of this plan is to demolish an existing Sheetz Convenience Store, and construct a new 6,132 SF store with stormwater, parking, utilities and associated improvements.							
Fees Submitted: \$ 210.00		Check Number: 808518		Signed by: <i>[Signature]</i> (Agent)		Date: 9-7-22	

\*\*\*The Dauphin County Planning Commission meeting is held on the first Monday of each month. The cut off date for plan submission for County Approval is **nine (9) working days** prior to the meeting.

### MUNICIPAL ACCEPTANCE STATEMENT

The Township/Borough of Lower Paxton Township has received the above plan and hereby authorizes the bearer to deliver same to the **Dauphin County Planning Commission Office, 112 Market Street, 2<sup>nd</sup> Floor, Harrisburg, PA 17101-2015, (717) 234-2639.**

If plan is being submitted for Dauphin County Approval, the Township/Borough will review the plan and provide written comments within 30 days to: Dauphin County Planning Commission,

Signed

*[Signature]*

Date

9-12-22

Municipal Secretary or Official

\_\_\_\_\_

**DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT**

Municipality	Lower Paxton Township		Surveyor	BL Companies		Engineer/RLA	BL Companies		
Plat Title	Linglestown Road Sheetz								
Zoning District	CN Neighborhood Commercial				Proposed Land Use	Commercial			
<b>Plat Status:</b>	Preliminary		<b>Plat Type:</b>	Subdivision		<b>Regulations:</b>	County		
	Final			<input checked="" type="checkbox"/> Land Development			<input checked="" type="checkbox"/> Municipal		
	<input checked="" type="checkbox"/> P/F			Combined			<input checked="" type="checkbox"/> Zoning		
	Minor						<input checked="" type="checkbox"/> S&LD		
Existing # of Lots	1	Proposed # of Lots	1	Proposed # of New DUs	n/a	Acreage of New Lots	n/a	Total Acres	2.8
Date Received	9/13/2022		Staff Review	9/29/2022		Official County Review	9/29/2022		
Reviewed by	AWB		Checked by			Parcel ID:	35-009-186		

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.
- Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.
- When applicable, zoning compliance to be verified by Municipal Zoning Officer.
- Appropriate sewage module component should be processed prior to final plat approval.
- Final plats must be recorded within 90 days of approval.

**Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.**

**Purpose:** Demolish existing Sheetz convenience store and construct a new 6,132 SF store with stormwater, parking, utilities and associated improvements

**Comments:**

1. Clarify use (auto service station or retail store with fuel sales as an accessory use) and need for zoning ordinance relief or a special exception as required by Section 203-805.C. At minimum a note should be added to the plan regarding the existing non-conforming use.
2. Address setback requirements associated with identified floodplain on site. (Section 108-19.B)
3. Pedestrian travel along Linglestown Rd/SR 0039 is highlighted as a need in local and regional planning documents (Lower Paxton Twp Comprehensive Plan, Lower Paxton Twp Greenway Plan, HATS Regional Transportation Plan, HATS Regional Bicycle and Pedestrian Plan). As such, sidewalk should be provided along Linglestown Road/SR 0039 frontage, similar to the sidewalk provided along the neighboring property on the east side of Colonial Road. Additionally, consideration should be given for how pedestrians will access Sheetz store from Linglestown Road/SR 0039, with the possibility of adding a sidewalk along one side of the proposed driveway.
4. Include table showing each landscape requirement (street trees, basin landscaping, parking lot landscaping) and how it is being satisfied on the plan.
5. Show primary control point. (Section 180-404.C.3)

6. Provide Traffic Impact Study or document its inapplicability. (Section 180-404.E.7) Also, please note that the Linglestown Rd/SR 0039 and Colonial Rd is identified in the HATS Regional Transportation Plan as both a congested corridor and safety corridor of concern.
7. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)



# Plan No. 22-112

Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land development shown		✓		
2. Owner/developer name, address & telephone number shown		✓		
3. Municipality name shown		✓		
4. Tax parcel number/Deed reference shown/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer/landscape architect shown <i>(need sign/seal)</i>		✓		
9. Location map shown		✓		
10. Total property map (bearings, distances, area, primary control point) shown			✓	
11. Names of adjacent landowners/subdivision shown		✓		
12. Lot numbers shown		✓		
13. Lot dimensions shown <i>(as surveyed)</i>		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown		✓		
16. Building setbacks shown		✓		
17. Existing natural features shown -	Wetlands			✓
	Floodplains	✓		
	Woodlands, streams, etc.	✓		
18. Contours at required interval shown		✓		
19. Easements shown and identified		✓		
20. Existing man-made features shown -	Building (s)	✓		
	Storm drainage facilities	✓		
	Sewer mains	✓		
	Water mains	✓		
21. Proposed man-made features shown -	Building (s)	✓		
	Storm drainage facilities	✓		
	Sewer disposal - public(✓) on-lot( )	✓		
	Water supply - public (✓) well ( )	✓		
22. Existing streets shown -	Name	✓		
	R/W width	✓		
	Paving width	✓		
	Dedicated R/W width	✓		
23. Proposed streets shown -	Name			✓
	R/W width			✓
	Paving width			✓
	Profiles			✓
24. Curbs shown		✓		
25. Sidewalks shown			✓	
26. Existing and proposed coverage shown		✓		
27. Parking schedule provided shown		✓		
28. Traffic study completed				✓
29. Recreation area shown/fee in-lieu-of provided				
30. Erosion and sedimentation control plan shown		✓		
31. Statement of ownership, signature and notarization shown <i>(need sign/notar.)</i>		✓		
32. Dedicatory statement shown		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown		✓		
35. Consistency with Future Land Use plans -	County plans	✓		
	Municipal plans	✓		

Our ref: 11208032.020

6 January 2023

**BL Companies**  
2601 Market Place, Suite 350  
Harrisburg, PA 17110

**Re: Lower Paxton Township Authority**  
**Developer Installed Sewer Extension**  
**11208032.020 – Sheetz Store #219 – 2nd Construction Drawing Review**

**To Whom It May Concern,**

On behalf of the Lower Paxton Township Authority (LPTA), GHD has reviewed the second submission of the Preliminary/Final Land Development Plan for Sheetz Store #219. These drawings have been reviewed for their conformance with the Lower Paxton Township Authority's standards for wastewater collection system extensions. All comments are based on the materials presented in the 20-sheet plan set that was prepared by BL Companies, revision date of December 14, 2022, was received by GHD on December 15, 2022. GHD has NOT reviewed them for conformance to any Zoning, Subdivision, or Land Development Ordinances, including building setbacks, street and sidewalk layouts, storm water runoff, water main or other utility installation, property surveys, erosion and sedimentation control or topography.

The project is located at the intersection of Linglestown Road and Colonial Road. This project is located within mini-basin PC1B.

**General**

1. Provide the Authority with a \$250 administrative fee and a \$500 design escrow.
2. Please indicate how much additional sewage flow will be generated with this expansion/renovation to determine if additional tapping fees or planning is required.
  - Tapping Fees previously paid: The property currently has 8 EDUs, or 1,440 GPD allocated to it, as an EDU for tapping fee purposes is 180 GPD/EDU. Any flow increases over 1,440 GPD will require additional tapping fees to be paid to the Authority.
  - DEP Planning: if the proposed flows are more than 400 GPD higher than the existing flows, DEP planning will be required.
3. The Authority's Standard Specifications require a sampling manhole directly downstream of the grease interceptor, prior to the introduction of waste from bathroom facilities. Please relocate the sampling manhole (it can replace CO-S2) and provide a 1-foot drop from grease interceptor to the manhole.
4. Install an observation tee where MN-S1 is currently located.
5. It would be preferable for the gas service to not cross the sanitary sewer service three times.
6. Include the following missing sanitary sewer details:
  - TYPICAL GREASE INTERCEPTOR TO SAMPLING MANHOLE CONNECTION
  - PRECAST CONCRETE SAMPLING MANHOLE
  - CLEANOUT/OBSERVATION TEE CAP PROTECTION CASTING

- OBSERVATION TEE

7. LPTA does not to be onsite for the removal of the current manhole that is in the parking lot. Authority staff will need to be onsite to confirm that the lateral gets temporarily capped during construction.

Please revise the drawings and resubmit a PDF copy to our office and two (2) copies to LPTA for review and comment. Please include a detailed response letter addressing each comment in order to expedite the review. If you have any questions or comments, please feel free to contact us.

Regards,

GHD



Robert Cecchetti  
Graduate Engineer



Melissa Tomich Smith, P.E.  
Project Manager

Copy to: William R. Weaver, LPTA  
John Shear, LPTA  
Jim Wetzel, LPTA  
Amanda Zerbe, LPT  
Nick Gehret, LP

# Plan Overview Sheet

Name of Plan  
Location of Plan  
Developer/Owner

Preliminary / Final Land Development Plan for Sheets #2/4  
2300 Colonial Road  
Sheetz, Inc



Planning and Development

Date Assigned: 9-12-22

Zoning Officer Signature: *[Signature]*

Date Due: Oct 1st 2022



Traffic Safety Unit

Recommendations:

- Stop sign at driveway exit to Colonial Rd.
- Stop sign and "All traffic Must Turn Right" sign at driveway exit to Linglestown Rd.

Signature: *[Signature]*

Date: 9/30/22



Patrol Division Commander

Signature:

Date:



Approved



Disapproved



Codes Enforcement/Fire Official

Recommendations:

- If sprinklered - where is the FDC?
- Please indicate on plan.

Signature: *[Signature]*

Date: 10/3/22



Approved



Disapproved



Chief of Police/Public Safety Director

Recommendations:

AUTOMATIC LICENSE PLATE READERS BE  
INSTALLED ON THE TRAFFIC LIGHT STANDARDS  
COVERING LINGLESTOWN ROAD @ COLONIAL RD.  
SUCH HARDWARE CAN IMMEDIATELY ASSIST  
THE POLICE WITH SUSPECTS WHO COMMIT  
CRIMES @ THE SHEETZ SUCH AS THEFT,  
ROBBERY, ASSAULTS, ETC.

\* PD CAN PROVIDE AN ESTIMATE COST FOR THIS EQUIPMENT

Signature: *[Signature]*

Date: 10/5/22



Approved



Disapproved

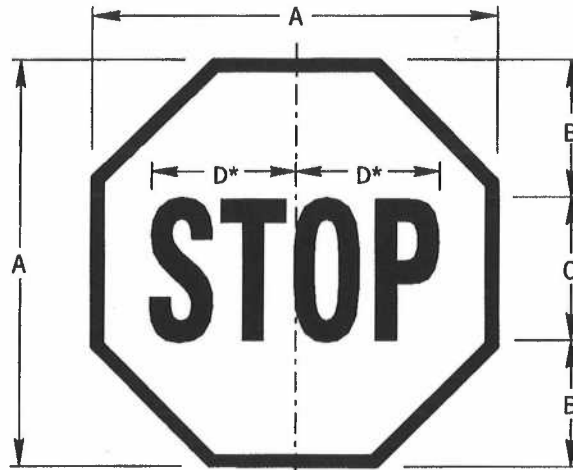
# R1-1

## STOP SIGN

(a) Justification. The Stop Sign (R1-1) is authorized for use on those streets or highways which intersect with a through highway or at a stop intersection so designated by the Department with reference to State-designated highways or local authorities with reference to highways under their jurisdiction. The R1-1 sign is also authorized for use in work zones involving one-lane, two-way roadways. At intersections where all approaches are controlled by an R1-1 sign, a supplemental ALL-WAY plaque (R1-3P) shall be mounted below each R1-1 sign.

(b) Authorization. Before local authorities designate any highway as a through highway or stop intersection which will intersect or affect a State-designated highway, approval of such designation shall first be obtained from the Department. Approval to install R1-1 signs in work areas shall not require the approval of the Department or local authorities when the conditions stipulated in the Department's Temporary Traffic Control Guidelines are satisfied.

(c) Size. The standard size R1-1 sign shall be 30" x 30" for single lane conventional highways and 36" x 36" for multi-lane conventional highways. The 24" x 24" size shall only be used for alleys with restrictive physical conditions and vehicle usage that prohibits the installation of the standard size R1-1. A sign that is mounted back-to-back with a R1-1 sign should stay within the edges of the R1-1 sign. If necessary, the size of the R1-1 sign should be increased so that any other sign installed back-to-back with it remains within the edges of the R1-1 sign.



DIMENSIONS - IN					
SIGN SIZE A x A	B	C	D	BOR- DER	BLANK STD.
18" x 18"	6	6C	8	0.4	—
24" x 24"	8	8C	10	0.6	B1-24
30" x 30"	10	10C	12.6	0.8	B1-30
36" x 36"	12	12C	15	0.8	B1-36
48" x 48"	16	16C	20	1.2	B1-48

\* REDUCE SPACING 40%

COLOR:

LEGEND AND BORDER:  
WHITE (REFLECTORIZED)

BACKGROUND:  
RED (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : Sh C Bone Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations

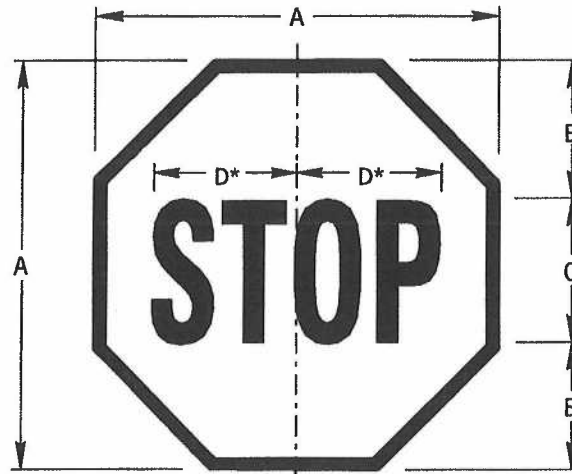
# R1-1

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(b) Authorization. Before local authorities designate any highway as a through highway or stop intersection which will intersect or affect a State-designated highway, approval of such designation shall first be obtained from the Department. Approval to install R1-1 signs in work areas shall not require the approval of the Department or local authorities when the conditions stipulated in the Department's Temporary Traffic Control Guidelines are satisfied.

(c) Size. The standard size R1-1 sign shall be 30" x 30" for single lane conventional highways and 36" x 36" for multi-lane conventional highways. The 24" x 24" size shall only be used for alleys with restrictive physical conditions and vehicle usage that prohibits the installation of the standard size R1-1. A sign that is mounted back-to-back with a R1-1 sign should stay within the edges of the R1-1 sign. If necessary, the size of the R1-1 sign should be increased so that any other sign installed back-to-back with it remains within the edges of the R1-1 sign.



DIMENSIONS - IN					
SIGN SIZE A x A	B	C	D	BOR- DER	BLANK STD.
18" x 18"	6	6C	8	0.4	—
24" x 24"	8	8C	10	0.6	B1-24
30" x 30"	10	10C	12.6	0.8	B1-30
36" x 36"	12	12C	15	0.8	B1-36
48" x 48"	16	16C	20	1.2	B1-48

COLOR:

\* REDUCE SPACING 40%

LEGEND AND BORDER:  
WHITE (REFLECTORIZED)

BACKGROUND:  
RED (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : Sen C Rome Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations



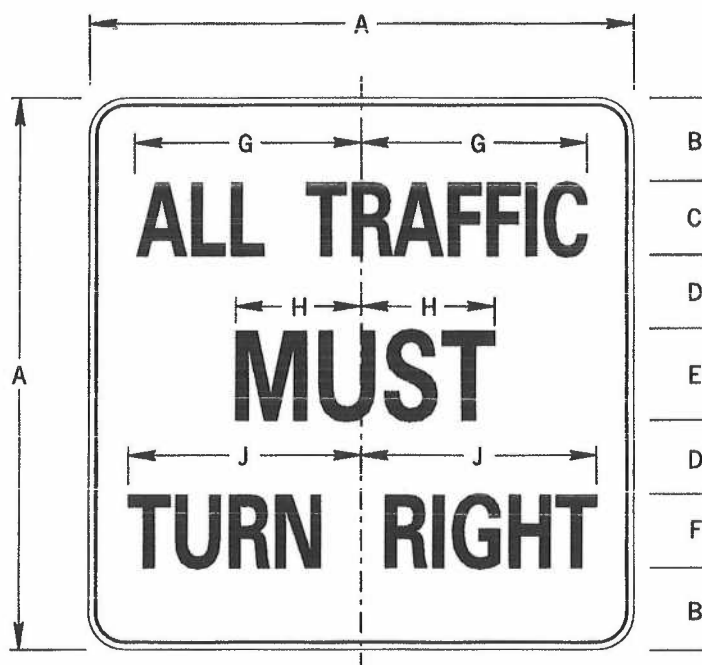
# R3-7-1R

## ALL TRAFFIC MUST TURN RIGHT SIGN

The All Traffic Must Turn Right Sign (R3-7-1R) may be used when traffic in all lanes of an approach to an intersection must turn right and may also be used as a supplement to the overhead Right Turn Sign (R3-5R).

When used, the R3-7-1R sign should be placed at the intersection with a second sign an adequate distance in advance of the intersection. When used as a supplement to the R3-5R sign, it should be placed an adequate distance in advance of the intersection.

The standard size of the R3-7-1R sign for single lane conventional highways shall be 30" x 30". The standard size for multi-lane conventional highways shall be 36" x 36". See General Notes for additional guidance.



DIMENSIONS - IN											
SIGN SIZE A x A	B	C	D	E	F	G	H	J	MAR- GIN	BOR- DER	BLANK STD.
30" x 30"	4.5	4B	4	5C	4C	12.3	7.1	13.1	0.5	0.8	B3-30
36" x 36"	5.5	5B	4.5	6C	5C	14.4	8.5	15.3	0.6	0.8	B3-36
48" x 48"	8	6B	6	8C	6C	18.5	11.4	19.6	0.8	1.2	B3-48

COLOR:

LEGEND AND BORDER:  
BLACK (NON-REFLECTORIZED)

BACKGROUND:  
WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : Alan C. Rome Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations